

Case Officer: Nathanael Stock

Recommendation: Approve

Applicant: Gade Homes (KL) Ltd

Proposal: Discharge of condition 13 (Archaeology) of 18/01894/OUT

Expiry Date: 19 October 2021

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application site is part (3.7Ha) of an agricultural field adjacent the village of Sibford Ferris. There are predominantly two storey residential properties with varying styles and palette of materials to the north and east of the site and Sibford School and associated supporting buildings also lie to the east. The site is bounded by mature agricultural boundary hedgerows with trees at points within the hedgerow. The Hook Norton Road runs adjacent the eastern boundary of the site, whilst Woodway Road, a single-track road runs along the western boundary. The north-eastern corner of the site sits at a similar level to the neighbouring residential properties to the north but falls away to the west, north and south.
- 1.2. Outline planning permission was granted at appeal 23rd December 2019 for a development of up to 25 dwellings with associated open space, parking and sustainable drainage. The reserved matters application has recently been submitted. Development is yet to commence on site.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. The application seeks approval for the details required by the conditions named in the description.

3. RELEVANT PLANNING HISTORY

- 3.1. The following planning history is considered relevant to the current proposal:
- 3.2. 14/00962/OUT - OUTLINE - Erection of six Affordable Local Needs Dwellings and two Market Sale Dwellings with associated car parking and access road including the provision of open space and allotments – application withdrawn (had been granted by planning committee subject to S106 but the latter was never completed)
- 3.3. 18/01894/OUT - Outline planning permission with all matters reserved for up to 25 dwellings with associated open space, parking and sustainable drainage – refused; allowed at appeal

4. RESPONSE TO PUBLICITY

- 4.1 There is no requirement to publicise an application of this nature by letters to neighbours or by advertisement in the local newspaper.

5. RESPONSE TO CONSULTATION

- 5.1. OCC Archaeology - The applicant has submitted a written scheme of investigation from Orion Heritage for the programme of archaeological investigation required by condition 13 of permission 18/01894/OUT. This WSI is acceptable and meets the requirements of condition 13 and we are therefore satisfied that this condition (13) can be discharged.

6. APPRAISAL

- 6.1. In light of the above comments from OCC Archaeology, it is considered that this application can be approved.

7. RECOMMENDATION

That Planning Condition 13 of application ref. 18/01894/OUT be discharged based upon the following:

Condition 13

“Land west of Hook Norton Road, Sibford Ferris
Archaeological Mitigation Written Scheme of Investigation
May 2021
Updated August 2021” (Orion Heritage, ref. PN1803/Mitigation WSI/3)

Case Officer: Nathanael Stock

DATE: 30 September 2021

Checked By: Paul Ihringer

DATE: 15/10/21
